029.0	0003	0019.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,008,100	/	1,008,100
USE VALUE:	1,008,100	/	1,008,100
ASSESSED:	1,008,100	/	1,008,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		HARLOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FRENI JOSEPH & SALVATORE J/TRS
Owner 2:	JOSEPH FRENI 1993 REVOCABLE TR
Owner 3:	
Street 1:	37 HARLOW ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FRENI JOSEPH -
Owner 2:	-
Street 1:	37 HARLOW ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .117 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Wood Shingle Exterior and 3486 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5082.000	545,400	4,700	458,000	1,008,100
Total Card	0.117	545,400	4,700	458,000	1,008,100
Total Parcel	0.117	545,400	4,700	458,000	1,008,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 289.23 /Parcel: 289.23

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 029.0-0003-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	545,400	4700	5,082.	458,000	1,008,100		Year end	12/23/2021
2021	104	FV	520,000	4700	5,082.	458,000	982,700		Year End Roll	12/10/2020
2020	104	FV	520,100	4700	5,082.	458,000	982,800	982,800	Year End Roll	12/18/2019
2019	104	FV	402,600	4700	5,082.	486,600	893,900	893,900	Year End Roll	1/3/2019
2018	104	FV	402,600	4700	5,082.	354,900	762,200	762,200	Year End Roll	12/20/2017
2017	104	FV	377,900	4700	5,082.	309,100	691,700	691,700	Year End Roll	1/3/2017
2016	104	FV	377,900	4700	5,082.	263,300	645,900	645,900	Year End	1/4/2016
2015	104	FV	335,900	4700	5,082.	257,600	598,200	598,200	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRENI JOSEPH,	66217-175		10/13/2015	Convenience	99	No	No		
	11204-286		9/2/1966			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/16/2017	Meas/Inspect	DGM	D Mann
8/11/2017	MEAS&NOTICE	HS	Hanne S
1/20/2009	Meas/Inspect	189	PATRIOT
3/15/2000	Inspected	263	PATRIOT
2/18/2000	Measured	263	PATRIOT
8/10/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5082		Sq. Ft.	Site		0	80.	1.13	1									457,970						458,000	

Total AC/HA: 0.11667 | Total SF/SM: 5082 | Parcel LUC: 104 Two Family | Prime NB Desc: ARLINGTON | Total: 457,970 | Spl Credit: | Total: 458,000

PRINT

Date	Time
12/29/21	21:29:31

LAST REV

Date	Time
09/12/17	15:32:56
ekelly	

PAT ACCT.: 2435

User Acct	20177
GIS Ref	
GIS Ref	
Insp Date	08/16/17

!2435!

USER DEFINED

Prior Id # 1:	20177
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.05345821
Const Adj.:	0.98980200
Adj $ / SQ:	187.689
Other Features:	105500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	740980
Depreciation:	195619
Depreciated Total:	545361

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

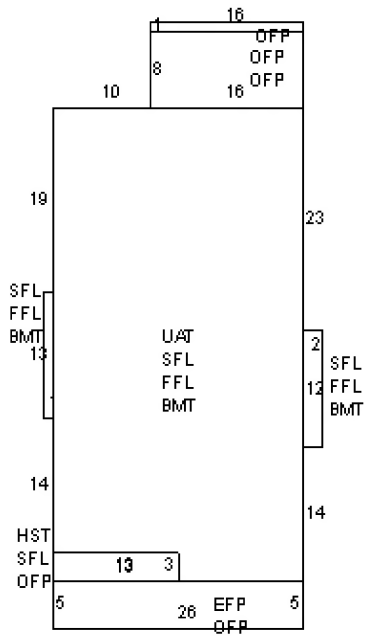
No Unit	RMS	BRS	FL
2	5	2	M
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	187.69
Special Features:	0	Val/Su Net:	114.72
Final Total:	545400	Val/Su SzAd	209.57

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,311	187.690	246,060
BMT	Basement	1,272	74.610	94,899
FFL	First Floor	1,272	187.690	238,740
OFP	Open Porch	441	20.040	8,835
UAT	Upper Attic	309	120.120	37,087
EFP	Enclos Porch	130	47.680	6,198
HST	Half Story	20	187.690	3,660
	Net Sketched Area:	4,754	Total:	635,479
Size Ad	2602.5	Gross Area	5700	FinArea 3486

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
UAT	100	FLA	80		

MOBILE HOME

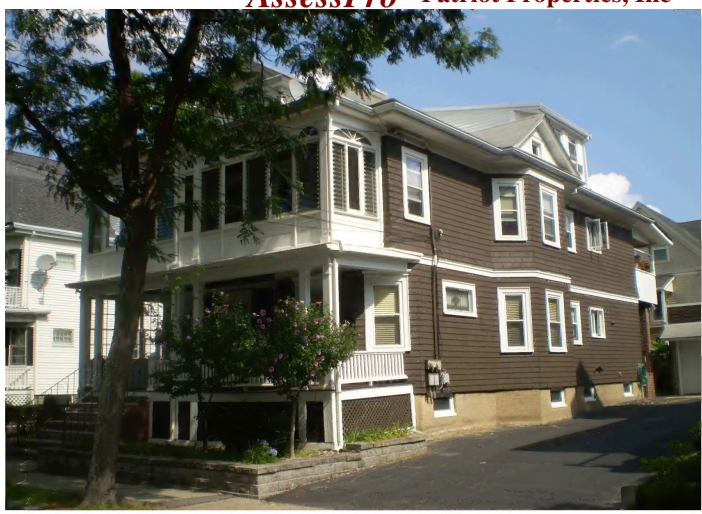
Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 029.0-0003-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X19	A	AV	1916	21.93	T	40	104			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700

IMAGE

AssessPro Patriot Properties, Inc